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GLENDALÉ'S BUILDING SAFETY OFFICE CREATES NEW PROGRAMS TO BENEFIT SMALL BUSINESSES & HOMEOWNERS

Glendale, Ariz. – More smiles are expected to come from the second floor of Glendale City Hall for business owners and residents who are working with the city's Building Safety Department. Two new programs are being implemented to save time and enhance customer service. While one program is exclusive to small businesses the other involves homeowners who are replacing existing water heaters or mechanical units.

The first is a test program designed to expedite the permitting processes for small businesses that are seeking certain tenant improvements. With a streamlining of internal processes and a dedicated inspector to assist the businesses, permits are now expected to be delivered within 24-hours. Previously, these types of permit requests could take up to eight working days for processing. Businesses who qualify for the 24-hour review must meet the following criteria:

- The tenant improvement project must not exceed 7,000 square-feet
- Program is limited to office and mercantile occupancies (medical procedure sites and restaurants are not eligible)
- The project cannot include any work that requires approval by any department other than the Building Safety Department
- There can be no alteration to the exterior of the building, no conditional use applications and no rezoning requirements or parking revisions
- No outstanding "notices to comply" for work that has begun without permits and no structural revision being made to the building

- Construction drawings must be sealed by an Arizona licensed design professional
- Fire sprinkler renovations are limited to 20 heads
- The project is not within the Historic Overlay Districts, which requires planning approval

“Small businesses are the heartbeat of our community and we realize that time is money. By expediting certain processes, we will help the business move forward quickly and be able to generate revenue from that business sooner. That’s a good move for all of us,” said Pam Wertz, Building Safety Official. “We expect to assist approximately 80 projects per year, which means each week, several small businesses will benefit from this new service which is in the best interest of the business community.”

In addition, residents replacing their water heaters and mechanical units such as air conditioning units, furnaces and coolers will no longer be required to get a city permit if the equipment is the same size and utilizes the same amount of energy and power source as the one being replaced.

Glendale’s decision to eliminate the need for these types of permits is in conjunction with other Valley cities. “Eliminating the permits for these units will allow additional time for the inspectors to address critical life safety inspections on projects throughout the city, thus creating a more efficient use of their time.” said Wertz. “A licensed contractor is still required to install these units and our history has not shown that replacing the unit with the same type and size of unit presents life safety concerns.”

To learn more about these new programs, visit www.glendaleaz.com/buildingsafety or call 623.930.2800.

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